

SITE DATA

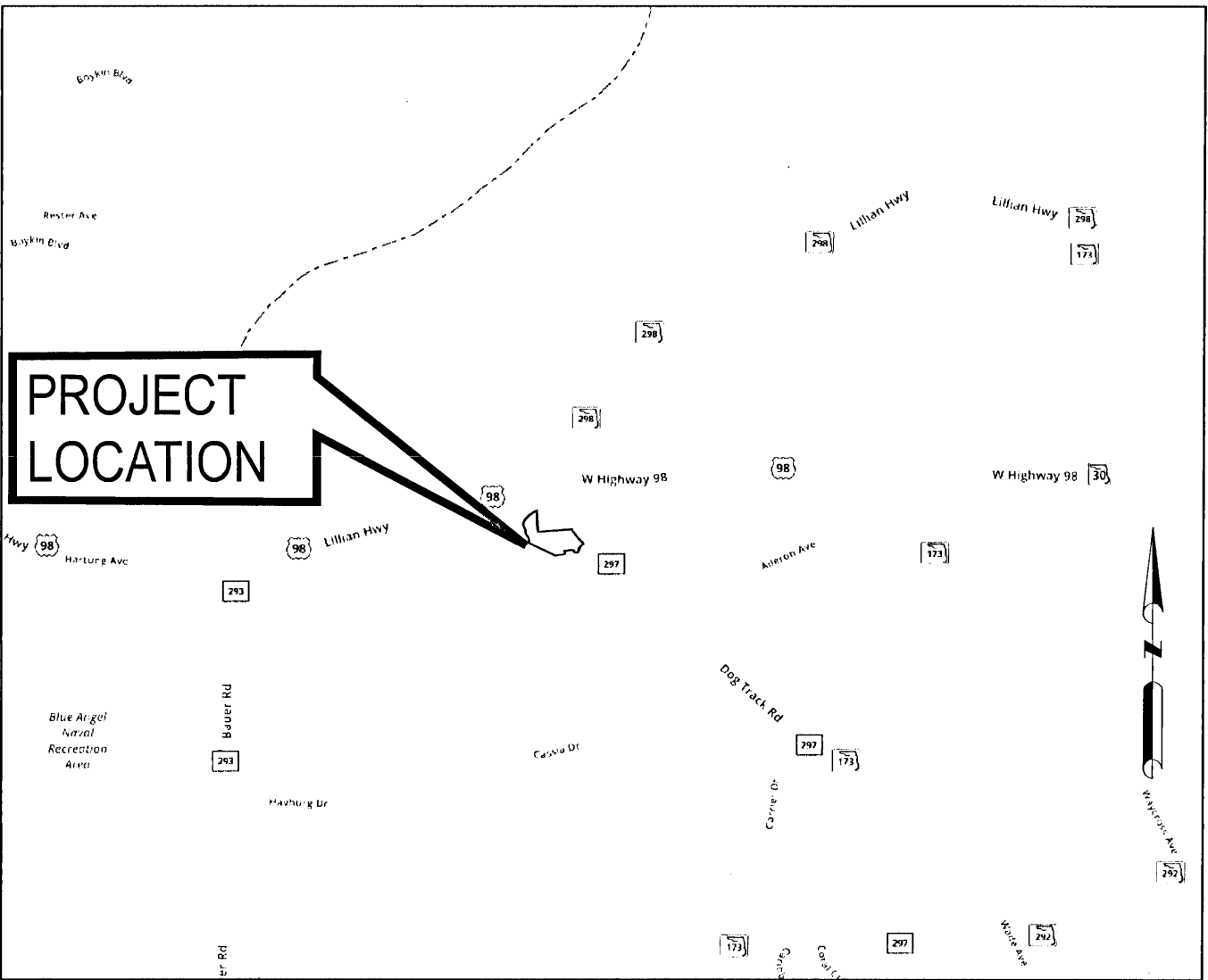
Property Owner: Heron's Landing Development LLC  
1843 Commerce Blvd.  
Midway, FL 32343

Developer: Heron's Landing Development LLC  
1843 Commerce Blvd.  
Midway, FL 32343

Surveyor: Mullins, LLC  
801 W. Romana St. Suite A  
Pensacola, FL 32502  
(251) 283-3513 - kevin@mullinsllc.net  
J. Kevin Gardner, PLS - FL License # 7258

Engineer: Mullins, LLC  
801 W. Romana St. Suite A  
Pensacola, FL 32502  
(258) 975-0653 - eric@mullinsllc.net  
Eric Lane, P.E. - FL License # 86920

PRELIMINARY PLAT  
HERON'S LANDING  
TOWNHOMES  
BEING A PORTION OF  
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST  
ESCAMBIA COUNTY, FLORIDA  
142 LOTS, ZONING: HDMU - HC/L1 , FUTURE LAND USE: MU-U  
DECEMBER 2021



LOCATION MAP  
NTS

HERONS LANDING TOWNHOMES LEGAL DESCRIPTION  
BEGINNING AT A 5/8" REBAR FOUND(RUBEN), SAID POINT IS LOCATED N 04°00'27" E A DISTANCE OF 161.73 FROM THE NORTHWEST CORNER OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;  
THENCE FROM THE POINT OF BEGINNING S 87°22'50" E A DISTANCE OF 971.54' TO A 5/8" REBAR FOUND(RUBEN) ON THE SOUTHWESTERLY RIGHT OF WAY OF DOG TRACK ROAD;  
THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY AND WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 547.15', A RADIUS OF 1,940.43', A CHORD BEARING OF S 33°33'09" E, AND A CHORD LENGTH OF 545.35';  
THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY S 49°33'01" W A DISTANCE OF 117.83';  
THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 57.05', A RADIUS OF 460.00', A CHORD BEARING OF S 45°59'50" W, AND A CHORD LENGTH OF 57.02';  
THENCE S 42°26'39" W A DISTANCE OF 36.94';  
THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 21.58', A RADIUS OF 25.00', A CHORD BEARING OF S 17°42'54" W, AND A CHORD LENGTH OF 20.92';  
THENCE CONTINUING WITH A REVERSE CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 271.58', A RADIUS OF 75.00', A CHORD BEARING OF N 83°16'41" W, AND A CHORD LENGTH OF 145.71';  
THENCE S 88°34'43" W A DISTANCE OF 270.20';  
THENCE S 01°25'17" E A DISTANCE OF 90.02';  
THENCE S 88°34'43" W A DISTANCE OF 288.66';  
THENCE N 57°24'37" W A DISTANCE OF 825.90' TO THE CENTERLINE OF A MEANDER LINE FOR BAYOU HERON;  
THENCE ALONG SAID MEANDER LINE THE FOLLOWING:  
N 00°33'50" E A DISTANCE OF 50.19';  
THENCE N 08°14'07" W A DISTANCE OF 106.39';  
THENCE N 21°18'07" W A DISTANCE OF 151.55';  
THENCE N 04°43'33" W A DISTANCE OF 119.81';  
THENCE N 17°49'11" W A DISTANCE OF 114.74';  
THENCE N 06°55'36" E A DISTANCE OF 81.63';  
THENCE N 32°36'49" E A DISTANCE OF 96.80';  
THENCE N 47°05'51" E A DISTANCE OF 155.01';  
THENCE N 60°24'09" E A DISTANCE OF 202.21';  
THENCE N 76°08'40" E A DISTANCE OF 75.30';  
THENCE LEAVING SAID MEANDER LINE S 02°34'23" W A DISTANCE OF 444.38' TO A 1" IRON PIPE FOUND;  
THENCE S 01°39'04" W A DISTANCE OF 163.44' TO THE POINT OF BEGINNING, CONTAINING 23.94 ACRES, MORE OR LESS.  
THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051, AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PREPARED BY:  
J. KEVIN GARDNER, PLS  
FLORIDA LICENSE NO. 7258

J. KEVIN GARDNER, PLS DATE

WETLAND NOTES:

THERE IS NO PROPOSED IMPACTS TO THE WETLANDS OR OTHER "ENVIRONMENTALLY SENSITIVE LANDS" (ESLs) THAT WILL REQUIRE AVOIDANCE & IMPACT MINIMIZATION EFFORTS TO BE DEMONSTRATED.

FLOODPLAIN NOTE

THE SUBJECT PROPERTIES AS SHOWN HEREON IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 6 AND 7. (AREAS SUBJECT INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BFEs ARE SHOWN WITHIN THESE ZONES), AND FLOOD ZONE X, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBERS 12033C0345G AND 12033C0365G, MAP REVISION DATED SEPTEMBER 29, 2006. ESCAMBIA COUNTY HAS A 3-FOOT FREEBOARD REQUIREMENT IN ADDITION TO FEMA'S MINIMUM STANDARDS.

PLANS PREPARED BY:

MULLINS, LLC  
801 W. Romana Street, Suite A  
Pensacola, FL 32502  
(850) 462-8412

Mullins Project No. 21-112P

GENERAL NOTES:

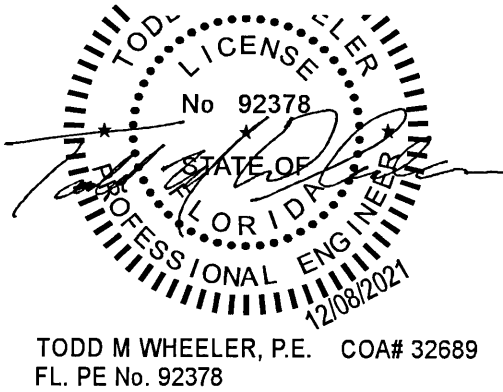
- THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION, AND PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF PONDS, OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
- THE OWNER OR HIS AGENT SHALL ARRANGE / SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3475. AS-BUILT PLANS AND CERTIFICATION ARE REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
- NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W TOLL FREE AT 1-800-432-4770.
- ALL ASPECTS OF THE STORMWATER / DRAINAGE COMPONENTS AND / OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.
- NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.
- THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS (2 WORKING DAYS) IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.
- A FENCE RESTRICTION NOTE WILL BE ADDED TO THE FINAL PLAT STATING THAT THE OWNERS WILL NOT BE ALLOWED TO LOCATE FENCES WITHIN DRAINAGE EASEMENTS, THAT EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES, AND STRUCTURES SHALL NOT BE LOCATED WITHIN THEM THAT MAY PROHIBIT OR RESTRICT FLOW OF STORMWATER.
- THE DEVELOPER / CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATIONS.
- RETENTION / DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE DEVELOPER / CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
- ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH. HYDROSEED AND / OR SOD. IF WINTER RYE SEED IS USED, INCLUDE A BAHIA MIX TO INSURE CONTINUED GROWTH AFTER WINTER MONTHS.
- ALL PROPOSED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.
- ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/ DETENTION AREAS.
- DEVELOPER/ CONTRACTOR/HOME OWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/ DETENTION PONDS(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND AT THE END OF THE 2 YEAR WARRANTY PERIOD.
- TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH REQUIRED RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS; INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.
- ALL LAND SHALL REMAIN IN ITS CURRENTLY MAINTAINED OR NATUREAL, VEGETATED STATE WHERE APPLICABLE, UNTIL SUCH TIME AS PROPER PERMITTING AND APPROVALS FOR FUTURE SITE "DEVELOPMENT" ARE GRANTED BY ESCAMBIA COUNTY AND OTHER JURISDICTIONAL AGENCIES. PER ESCAMBIA COUNTY LAND DEVELOPMENT POLICY, THE PRELIMINARY PLATTING PHASE DOES NOT ALL THE CONSTRUCTION OF THE SUBDIVISION LOTS. REMOVAL OF PROTECTED TREES, LAND CLEARING ACTIVITIES, PLACEMENT OF FILL MATERIALS, TRENCHING, EXCAVATION, GRADING, ALTERATION OF LAND TOPOGRAPHY OR VEGETATIVE COVER OR ANY OTHER "LAND DISTURBANCE ACTIVITIES" WILL REQUIRE SEPARATE APPROVALS IN THE FUTURE. PLEASE CONTACT ESCAMBIA COUNTY FOR GUIDANCE PRIOR TO ANY FUTURE SITE DEVELOPMENT WORK ACTIVITIES."
- PRELIMINARY PLAT APPROVAL IS REQUIRED TO MAP THE PROPOSED SUBDIVISION OF LAND AND TO ENSURE THE DIVISION OF LAND MEETS THE LAND USE REGULATIONS OF THE LDC. AN APPROVED PRELIMINARY PLAT RESERVES THE DENSITY APPLIED FOR. HOWEVER, ALL LAND AREAS SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE UNTIL SUCH TIME AS CONSTRUCTION PLANS, ONCE APPROVED, ALLOW THE CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE AREAS ONLY TO PROCEED (BUT NOT DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS).
- NO HERITAGE TREES ARE LOCATED ON SITE.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Approved<br>ESCAMBIA COUNTY DRC PLAN REVIEW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |
| DRC Chairman Signature: <i>John Thompson</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Date: 12-15-21 |
| Printed Name: <i>John Thompson</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |
| Development Services Director for Design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |
| This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way relieve the submitting Architect, Engineer, Surveyor or other signatory from responsibility of details as drawn. A Development Order (DO) must be obtained through the Development Review Process prior to the commencement of construction. This DO approval does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit. |                |

ENGINEERING STATEMENT

I, TODD M WHEELER, P.E., AM THE ENGINEER OF RECORD FOR HERONS LANDING SUBDIVISION, AND HEREBY CERTIFY ALL CONSTRUCTED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

ENGINEER OF RECORD: TODD M. WHEELER P.E. (FL. No. 92378)



TODD M WHEELER, P.E. COAF# 32689  
FL. PE. NO. 92378

INDEX TO SHEETS

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| WETLANDS BUFFER  | 7   |

|                                               |
|-----------------------------------------------|
| REVISED COMMENTS FROM STAFF - 03.19.21        |
| REVISED COMMENTS FROM BILL SMITH - 03.18.21   |
| REVISED COMMENTS FROM BRAD BANE - 05.19.21    |
| REVISED COMMENTS FROM ROZA SESTNOV - 05.27.21 |
| REVISED COMMENTS FROM BILL SMITH - 06.10.21   |
| REVISED COMMENTS FROM BILL SMITH - 06.29.21   |
| REVISED COMMENTS FROM ROZA SESTNOV - 05.27.21 |
| REVISED COMMENTS FROM BILL SMITH - 10.14.21   |
| REVISED COMMENTS FROM ROZA SESTNOV - 11.09.21 |
| REVISED COMMENTS FROM ROZA SESTNOV - 12.01.21 |
| REVISED MARK-UP FROM BILL SMITH - 12.02.21    |

SHEET NUMBER

1 of 7

Gross Project Area: 23.94 Acres (18.21 Buildable)  
Welland Area: 5.73 Acres  
Gross Density: 3.20 Units / Acre (Residential)  
Current Zoning: HDMU - HC/L1  
Type of Subdivision: Single Family Attached  
Number of Lots: 142 Lots  
Contour Interval: One-Foot  
Datum: Florida North NAD1983 & NGVD88  
Street Length: 3.159 LF  
Type of Streets: Public  
R/W Width: 50' and 80'  
Pavement Width: 26' B.O.C. To B.O.C.  
Street Maintenance: Public  
Stormwater Maintenance: Public  
Min. Lot Width at Building Line: 20.00 feet  
Required Min. Depth of Front/Rear Yard: HDMU: 20'15' - HC/L1: 15'15'

Min. Width of Each Side Yard:

HDMU: 10' on each side of a grouped of attached townhouses. On each side of all other structures, 10 feet or 10 percent of the lot width at the street right-of-way, whichever is less, but at least five feet. For structures exceeding 35 feet above the highest adjacent grade, an additional two feet for each additional 10 feet in height, but not required to exceed 15 feet.  
HC/L1: On each side of a single-family detached dwelling, 10 feet or 10 percent of the lot width at the street right-of-way, whichever is less, but at least five feet. For all other structures, including any group of attached townhouses, ten feet on each side, for structures exceeding 35 feet above highest adjacent grade, an additional two feet for each additional 10 feet in height.

Max. Building Height (feet): 45 feet

UTILITIES NARRATIVE:

POTABLE WATER:  
AFTER RECEIVING ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING WATER MAIN ALONG DOG TRACK ROAD. THE DEVELOPER WILL CONSTRUCT ALL NECESSARY UNDERGROUND WATER MAINS, VALVES AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL THEN BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

SEWER SYSTEM:  
AFTER RECEIVING ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO INSTALL GRAVITY SEWER IN THE DEVELOPMENT AND AN ECUA LIFTSATION ON SITE. THE MAIN WILL TIE TO THE EXISTING SYSTEM ON BLUE ANGEL. UPON COMPLETION, THE ENTIRE SYSTEM WILL THEN BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

STORMWATER SYSTEM:  
AFTER RECEIVING WFWMD AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONSTRUCT ALL NECESSARY STORMWATER INFRASTRUCTURE. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH ESCAMBIA COUNTY SUBDIVISION AND STORMWATER ORDINANCES. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE DEDICATED AS A PUBLICLY OWNED AND MAINTAINED SYSTEM.

ELECTRIC, GAS, TELEPHONE & TV CABLE:  
THESE SERVICES TO BE INSTALLED AND MAINTAINED BY THE APPROPRIATE UTILITY COMPANY.

UTILITY PROVIDERS

SANITARY SEWER AND WATER - ECUA  
MR. KEITH FELL  
9255 STURDEVANT ST.  
PENSACOLA, FL 32514  
PH: (850) 969-6653

ELECTRIC - GULF POWER  
MR. ALLEN THOMPSON  
5120 DOGWOOD DRIVE  
MILTON, FL 32570  
PH: (850) 549-1225

NATURAL GAS - PENSACOLA ENERGY  
MRS. DIANE MOORE  
1625 ATWOOD DRIVE  
PENSACOLA, FL 32514  
PH: (850) 474-5319

CABLE - COX CABLE  
MR. TROY YOUNG  
2421 EXECUTIVE PLAZA  
PENSACOLA, FL 32504  
PH: (850) 587-4564

TELEPHONE - AT&T FLORIDA  
MR. STEVE KENNINGTON  
6889 MAGNOLIA STREET  
MILTON, FL 32570  
PH: (850) 812-4848

SUNSHINE STATE ONE-CALL  
7200 LAKE ELLENOR DRIVE, SUITE  
ORLANDO, FL 32809  
PH: (800) 432-4770

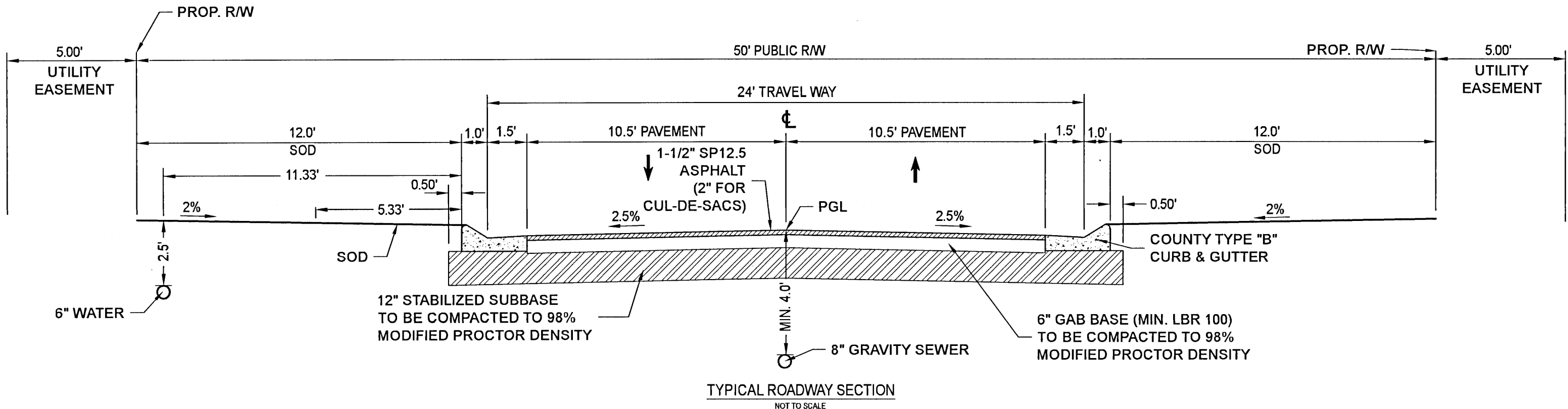
TRAFFIC DEPARTMENT - ESCAMBIA COUNTY PUBLIC WORKS  
MR. JOHNNY COX  
3363 WEST PARK PLACE  
PENSACOLA, FL 32505  
PH: (850) 595-3404

SURVEY NOTES:

- ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC 2 GPS OBSERVATIONS (GRID NORTH) (FLORIDA NORTH NAD1983) (FDOT PRN).
- BASIS OF BEARINGS: S 87°22'50" E ALONG THE NORTH LINE OF SUBJECT PROPERTY.
- DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAV88), BENCHMARK UTILIZED: FLORIDA DOT PERMANENT REFERENCE NETWORK.
- REFERENCES USED IN THIS SURVEY: OR BOOK 7830, PAGE 1526; OR BOOK 6607, PAGE 994; OR BOOK 5347, PAGE 1301; OR BOOK 7368, PAGE 548; DEED BOOK 621, PAGE 696; DEED BOOK 621, PAGE 682; PLAT BOOK 1, PAGE 374; PLAT BOOK 14, PAGE(S) 348344; ALL FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

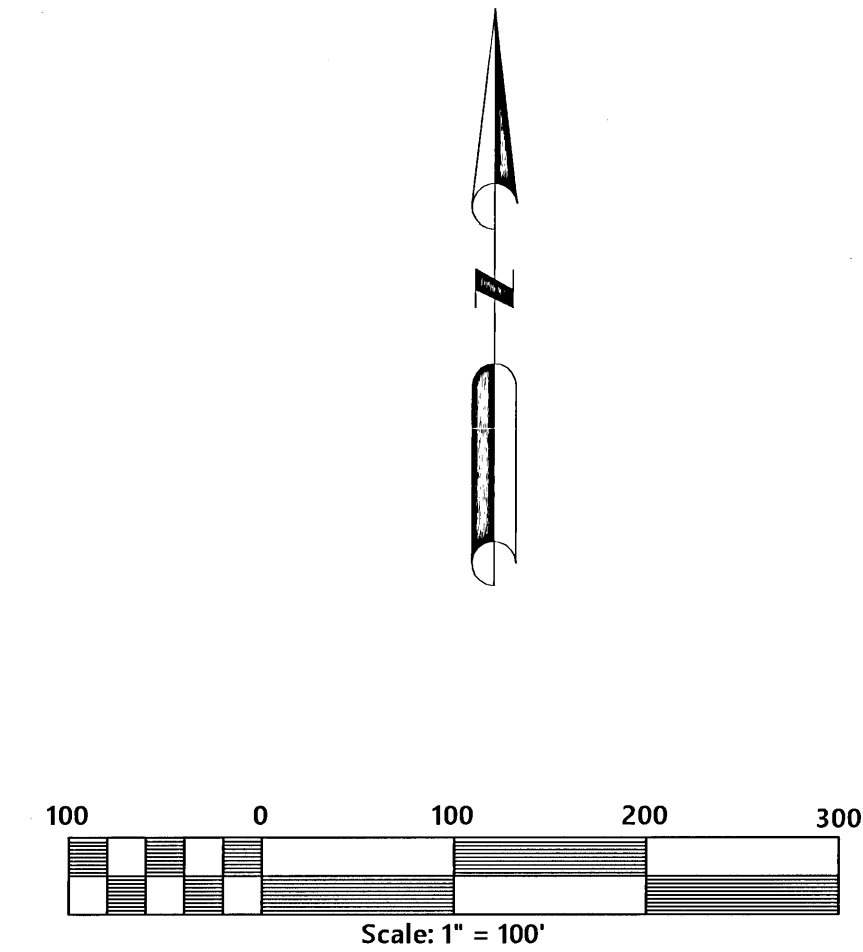
OWNERSHIP:

LOTS - INDIVIDUAL OWNERSHIP  
STREET RIGHT-OF-WAYS - PUBLIC  
PARCEL 'A' - COMMON AREA - GREEN SPACE/MAIL KIOSK - PRIVATE - H.O.A.  
PARCEL 'B' - COMMON AREA - SIGN/GREEN SPACE - PRIVATE - H.O.A.  
PARCEL 'C' - COMMON AREA - SIGN/GREEN SPACE - PRIVATE - H.O.A.  
PARCEL 'D' - LIFTSTATION - PRIVATE ECUA  
PARCEL 'E1' - STORMWATER FACILITY - PUBLIC  
PARCEL 'E2' - STORMWATER FACILITY - PUBLIC  
PARCEL 'F' - STORMWATER FACILITY - PUBLIC  
PARCEL 'WB' - WETLANDS AND WETLAND BUFFER - PRIVATE - COE/FDEP/H.O.A.





BEING A PORTION OF  
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST  
ESCAMBIA COUNTY, FLORIDA  
142 LOTS, ZONING: HDMU - HC/L1 , FUTURE LAND USE: MU-U  
DECEMBER 2021



- |                 |                                                                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Owner: | Heron's Landing Development LLC<br>1843 Commerce Blvd.<br>Midway, FL 32343                                                                             |
| Developer:      | Heron's Landing Development LLC<br>1843 Commerce Blvd.<br>Midway, FL 32343                                                                             |
| Surveyor:       | Mullins, LLC<br>801 W. Romana St. Suite A<br>Pensacola, FL 32502<br>(251) 263-3513 - kevin@mullinsllc.net<br>J. Kevin Gardner, PLS - FL License # 7258 |
| Engineer:       | Mullins, LLC<br>801 W. Romana St. Suite A<br>Pensacola, FL 32502<br>(256) 975-0653 - eric@mullinsllc.net<br>Eric Lane, P.E. - FL License # 86920       |

| SITE BENCHMARKS             |              |             |           |
|-----------------------------|--------------|-------------|-----------|
| DESCRIPTION                 | EASTING      | NORTHING    | ELEVATION |
| CMON PRM RLS44              | 1067811.0453 | 559996.9263 | 110.219   |
| IPF 1/2" UNREADABLE 2" PIPE | 1066717.7303 | 560954.1846 | 108.470   |
| IPF 1/2" ROWE FL 1540       | 1066750.1402 | 562136.3101 | 106.303   |
| SSMH                        | 1068039.3191 | 561599.7856 | 95.136    |

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C9    | 25.00'  | 21.58'     | 20.92'       | S 17°42'54" W |
| C8    | 460.00' | 57.05'     | 57.02'       | S 45°59'50" W |

| REVISIONS                                        | REVISIONS                                        | REVISIONS                                     |
|--------------------------------------------------|--------------------------------------------------|-----------------------------------------------|
| REVISED COMMENTS FROM<br>STAFF - 03.19.21        | REVISED COMMENTS FROM<br>BILL SMITH - 06.29.21   | REVISED MARK-UP FROM<br>BILL SMITH - 12.02.21 |
| REVISED COMMENTS FROM<br>BILL SMITH - 03.18.21   | REVISED COMMENTS FROM<br>POZA SESTNOW - 05.27.21 |                                               |
| REVISED COMMENTS FROM<br>BRAD BANE - 05.19.21    | REVISED COMMENTS FROM<br>BILL SMITH - 10.14.21   |                                               |
| REVISED COMMENTS FROM<br>POZA SESTNOW - 05.27.21 | REVISED COMMENTS FROM<br>POZA SESTNOW - 11.09.21 |                                               |
| REVISED COMMENTS FROM<br>BILL SMITH - 06.10.21   | REVISED COMMENTS FROM<br>POZA SESTNOW - 12.01.21 |                                               |

All documents, including Drawings and Bid Specifications, prepared or furnished by Firms listed on face, are instruments of service in respect of the Client and Firms listed on face, shall remain the ownership and property interest therein whether or not the Project is completed. Such documents are not offered to be represented to be suitable for reuse by the Client or others on extensions of the Project or on any other project. Any reuse without written verification by Firms listed on face will entitle Firms listed on face to further compensation at rates to be agreed upon by Firms listed on face and the Client.

**MULLINS, LLC**  
801 W. Romana Street, Suite A  
Pensacola, FL 32502  
(850) 462-8412

Preliminary Plat  
Heron's Landing  
Townhomes  
Escambia County, Florida  
PREPARED FOR: Heron's Landing LLC

## OVERALL PLAN

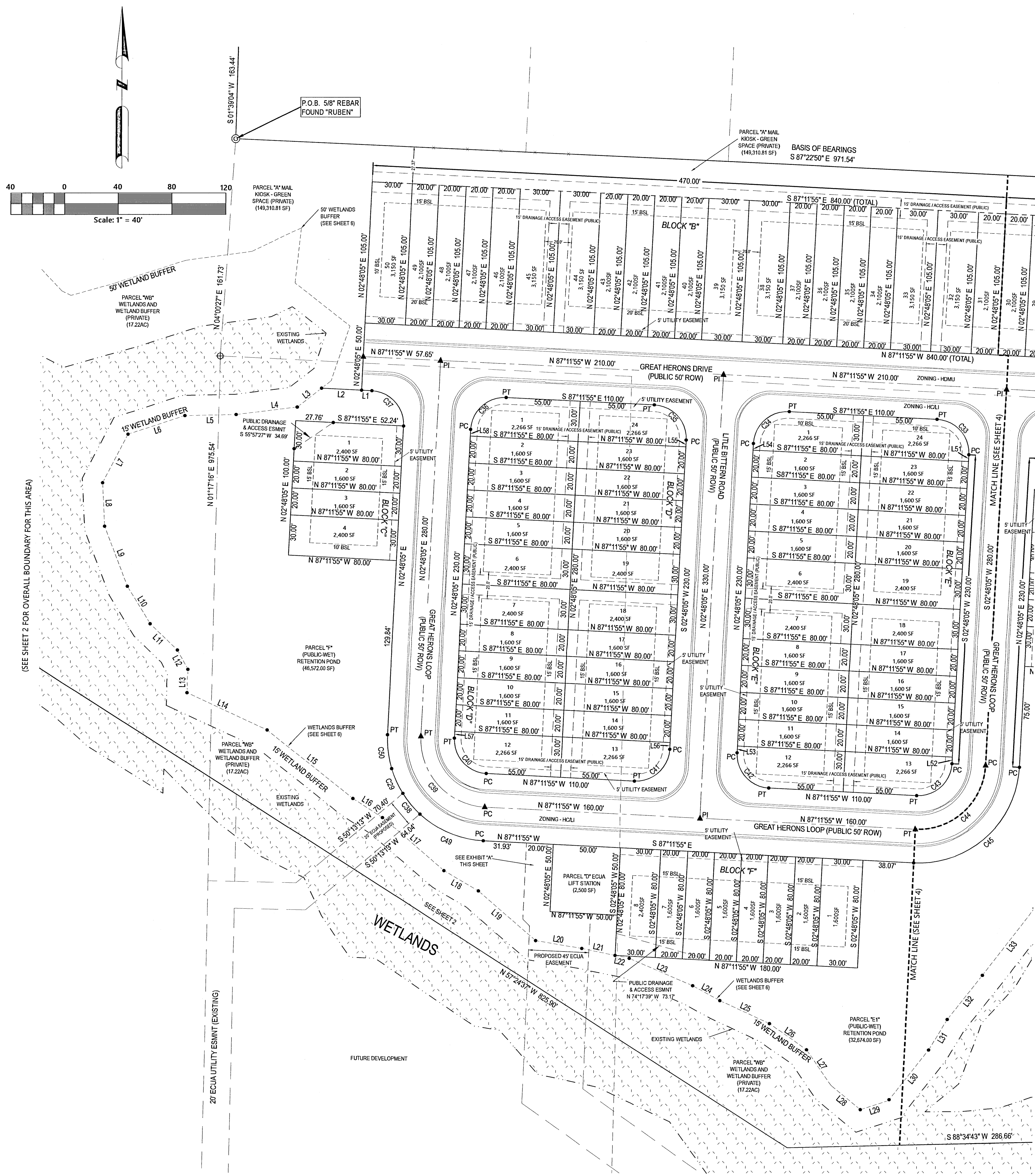
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Checked By: JKG

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PRELIMINARY PLAT  
HERON'S LANDING  
TOWNHOMES  
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SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST  
ESCAMBIA COUNTY, FLORIDA  
142 LOTS, ZONING: HDMU - HC/L1 , FUTURE LAND USE: MU-U  
DECEMBER 2021



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 87°11'55" W | 7.85'    |
| L2   | N 87°11'55" W | 29.73'   |
| L3   | S 51°53'34" W | 22.57'   |
| L4   | S 82°38'07" W | 45.74'   |
| L5   | S 88°45'24" W | 38.04'   |
| L6   | S 71°54'29" W | 44.36'   |
| L7   | S 27°31'33" W | 40.62'   |
| L8   | S 02°52'18" E | 32.32'   |
| L9   | S 20°55'23" E | 47.80'   |
| L10  | S 31°23'00" E | 32.65'   |
| L11  | S 48°00'25" E | 28.19'   |
| L12  | S 28°33'38" E | 16.32'   |
| L13  | S 02°10'49" W | 17.68'   |
| L14  | S 65°02'22" E | 65.65'   |
| L15  | S 51°20'02" E | 81.35'   |
| L16  | S 57°09'44" E | 25.19'   |
| L17  | S 49°20'11" E | 60.22'   |
| L18  | S 59°43'38" E | 29.77'   |
| L19  | S 48°57'12" E | 56.09'   |
| L20  | S 80°30'19" E | 34.93'   |
| L21  | S 78°24'52" E | 25.32'   |
| L22  | S 78°24'52" E | 10.85'   |
| L23  | S 68°46'28" E | 51.25'   |
| L24  | S 61°29'44" E | 22.99'   |
| L25  | S 65°17'25" E | 40.74'   |
| L26  | S 54°48'19" E | 33.41'   |
| L27  | S 34°38'12" E | 32.28'   |
| L28  | S 50°31'09" E | 28.05'   |
| L29  | N 72°05'41" E | 22.19'   |
| L30  | N 38°31'42" E | 48.03'   |
| L31  | N 31°25'27" E | 25.51'   |
| L32  | N 38°24'45" E | 42.01'   |
| L33  | N 37°38'05" E | 83.05'   |
| L34  | S 02°48'05" W | 5.00'    |
| L35  | S 02°48'05" W | 5.00'    |
| L36  | S 02°48'05" W | 5.00'    |
| L37  | S 02°48'05" W | 5.00'    |
| L38  | S 02°48'05" W | 5.00'    |
| L39  | S 02°48'05" W | 5.00'    |
| L40  | S 02°48'05" W | 5.00'    |
| L41  | S 02°48'05" W | 5.00'    |
| L42  | S 02°48'05" W | 5.00'    |
| L43  | S 02°48'05" W | 5.00'    |
| L44  | S 02°48'05" W | 5.00'    |
| L45  | S 02°48'05" W | 5.00'    |
| L46  | S 02°48'05" W | 5.00'    |
| L47  | S 02°48'05" W | 5.00'    |
| L48  | S 02°48'05" W | 5.00'    |
| L49  | S 02°48'05" W | 5.00'    |
| L50  | S 02°48'05" W | 5.00'    |
| L51  | S 02°48'05" W | 5.00'    |
| L52  | S 02°48'05" W | 5.00'    |
| L53  | S 02°48'05" W | 5.00'    |
| L54  | S 02°48'05" W | 5.00'    |
| L55  | S 02°48'05" W | 5.00'    |
| L56  | S 02°48'05" W | 5.00'    |
| L57  | S 02°48'05" W | 5.00'    |
| L58  | S 02°48'05" W | 5.00'    |

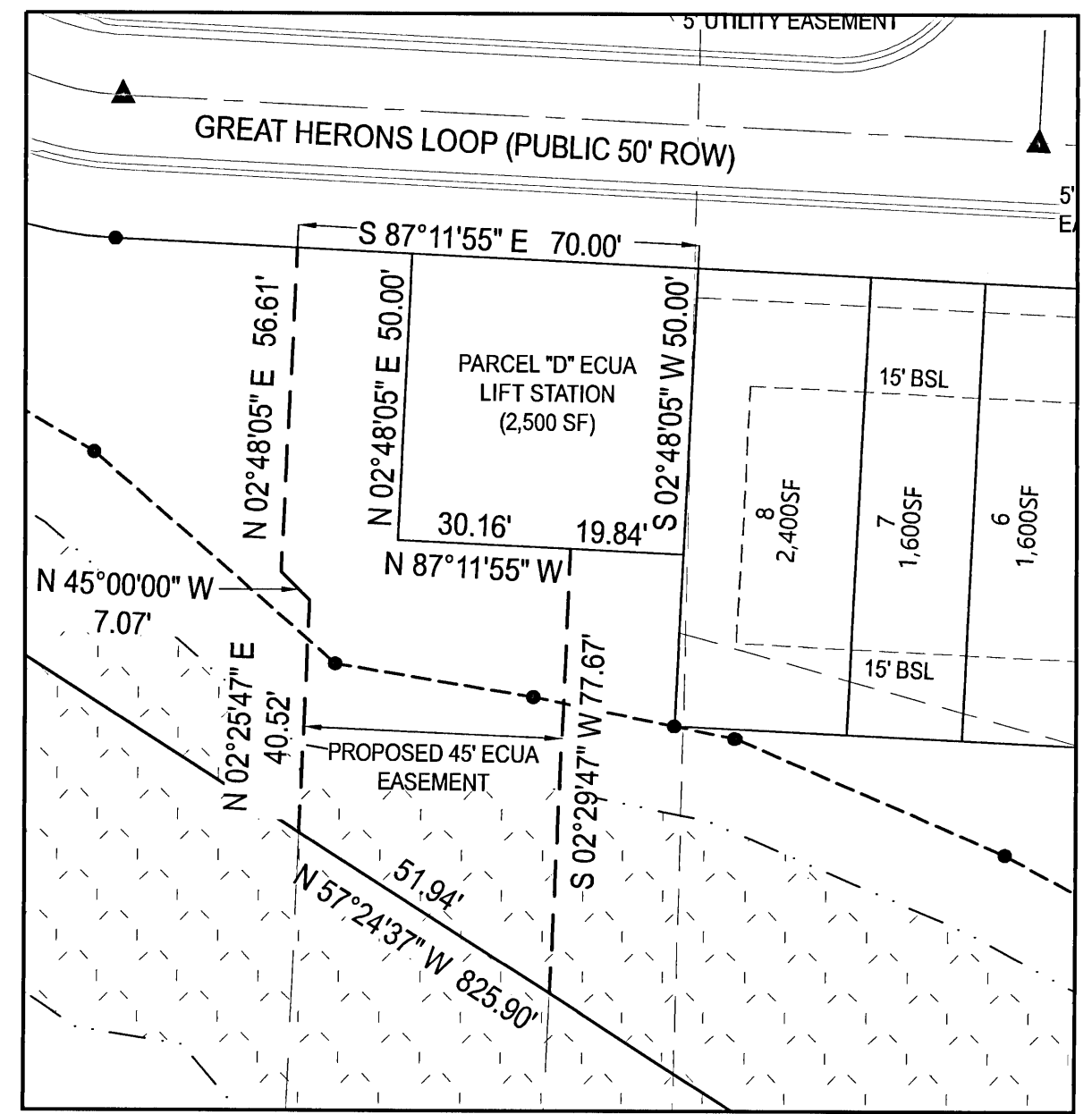
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C29   | 75.00' | 20.22'     | 20.16'       | N 24°23'37" W | 15°26'51"   |
| C33   | 25.00' | 39.27'     | 35.36'       | S 42°11'55" E | 90°00'00"   |
| C34   | 25.00' | 39.27'     | 35.36'       | N 47°48'05" E | 90°00'00"   |
| C35   | 25.00' | 39.27'     | 35.36'       | S 42°11'55" E | 90°00'00"   |
| C36   | 25.00' | 39.27'     | 35.36'       | N 42°11'55" W | 90°00'00"   |
| C37   | 25.00' | 39.27'     | 35.36'       | N 42°11'55" W | 90°00'00"   |
| C38   | 75.00' | 20.06'     | 20.00'       | N 39°46'47" W | 15°19'28"   |
| C39   | 50.00' | 78.54'     | 70.71'       | N 42°11'55" W | 90°00'00"   |
| C40   | 25.00' | 39.27'     | 35.36'       | N 42°11'55" W | 90°00'00"   |
| C41   | 25.00' | 39.27'     | 35.36'       | N 42°11'55" W | 90°00'00"   |
| C42   | 25.00' | 39.27'     | 35.36'       | S 47°48'05" W | 90°00'00"   |
| C43   | 25.00' | 39.27'     | 35.36'       | S 47°48'05" W | 90°00'00"   |
| C44   | 50.00' | 78.54'     | 70.71'       | S 47°48'05" W | 90°00'00"   |
| C45   | 75.00' | 117.81'    | 106.07'      | N 47°48'05" E | 90°00'00"   |
| C49   | 75.00' | 52.04'     | 51.00'       | N 67°19'13" W | 39°45'24"   |
| C50   | 75.00' | 25.49'     | 25.37'       | N 06°56'03" W | 19°28'16"   |

Property Owner: Heron's Landing Development LLC  
1843 Commerce Blvd.  
Midway, FL 32343

Developer: Heron's Landing Development LLC  
1843 Commerce Blvd.  
Midway, FL 32343

Surveyor: Mullins, LLC  
801 W. Romana St. Suite A  
Pensacola, FL 32502  
(251) 263-3513 - kevin@mullinsllc.net  
J. Kevin Gardner, PLS - FL License # 7258

Engineer: Mullins, LLC  
801 W. Romana St. Suite A  
Pensacola, FL 32502  
(256) 975-0653 - eric@mullinsllc.net  
Eric Lane, P.E. - FL License # 86920



- LEGEND**
- - 4" X 4" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349"
  - - CAPPED 1/2" REBAR SET, STAMPED "P.R.M. LB 8349"
  - - CAPPED 1/2" REBAR SET, STAMPED "MULLINS LB 8349"
  - ⊙ - CAPPED 5/8" REBAR FOUND (RUBEN)
  - ⊙ - CAPPED 5/8" REBAR FOUND (MPSES)
  - ▲ - PK NAIL AND WASHER SET, STAMPED "P.C.P. LB 8349"
- P.R.M. - PERMANENT REFERENCE MONUMENT  
P.C.P. - PERMANENT CONTROL POINT  
CB - CHORD BEARING  
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BSL - BUILDING SETBACK LINE  
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H.O.A. - HOME OWNERS ASSOCIATION  
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P.O.C. - POINT OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING  
PC - POINT OF CURVATURE  
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PI - POINT OF INTERSECTION  
PRC - POINT OF REVERSE CURVATURE  
PCC - POINT OF COMPOUND CURVATURE  
RP - RADIUS POINT  
RR - RADIAL  
(NR) - NON-RADIAL

PRELIMINARY PLAT  
Heron's Landing  
Townhomes  
Escambia County, Florida  
PREPARED FOR:  
Heron's Landing LLC

REVISIONS

| REVISED COMMENTS FROM   | REVISIONS             |
|-------------------------|-----------------------|
| STAFF - 03.19.21        | REVISED COMMENTS FROM |
| BILL SMITH - 05.29.21   | REVISED COMMENTS FROM |
| ROZA SESTNOV - 05.27.21 | REVISED COMMENTS FROM |
| BILL SMITH - 03.18.21   | REVISED COMMENTS FROM |
| BRAD BANE - 05.19.21    | REVISED COMMENTS FROM |
| ROZA SESTNOV - 05.27.21 | REVISED COMMENTS FROM |
| ROZA SESTNOV - 11.09.21 | REVISED COMMENTS FROM |
| ROZA SESTNOV - 06.10.21 | REVISED COMMENTS FROM |

PRE PLAT

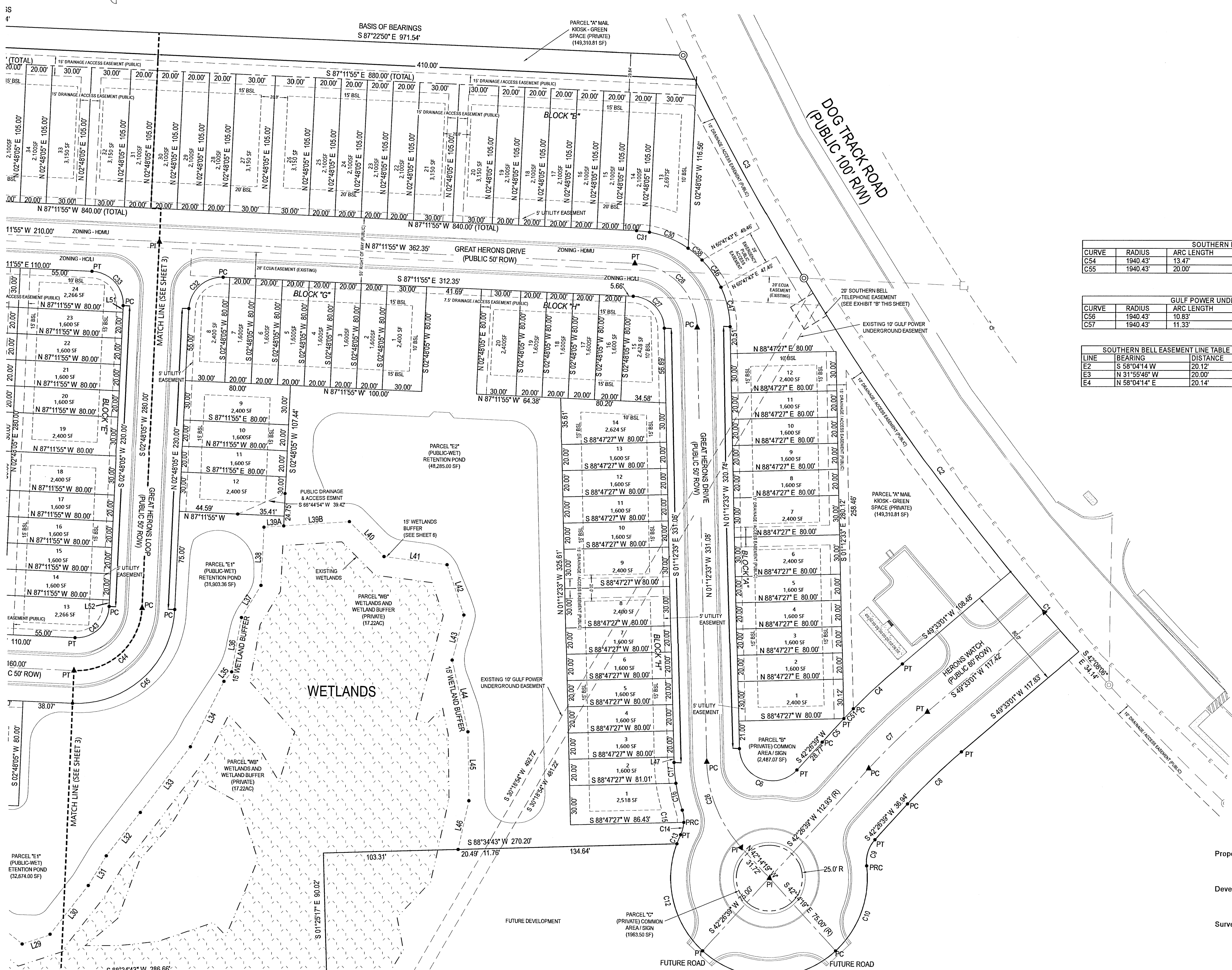
Job No. 21-112P  
Date: 11/24/2021  
Drawn By: RTA  
Checked By: JKG

SHEET NUMBER  
3 of 7



PRELIMINARY PLAT  
HERON'S LANDING  
TOWNHOMES

BEING A PORTION OF  
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST  
ESCAMBIA COUNTY, FLORIDA  
142 LOTS, ZONING: HDMU - HC/L1, FUTURE LAND USE: MU-U  
DECEMBER 2021



| Curve Table |          |            |              |               |
|-------------|----------|------------|--------------|---------------|
| CURVE       | RADIUS   | ARC LENGTH | CHORD LENGTH | DELTA ANGLE   |
| C1          | 1940.43' | 80.01'     | 80.00'       | S 40°26'59" E |
| C2          | 1940.43' | 274.30'    | 274.08'      | S 35°13'05" E |
| C3          | 1940.43' | 192.85'    | 192.77'      | S 28°19'18" E |
| C4          | 814.03'  | 50.84'     | 50.82'       | S 47°37'20" W |
| C5          | 814.03'  | 24.40'     | 24.39'       | S 43°08'20" W |
| C6          | 25.00'   | 38.12'     | 34.53'       | N 44°53'13" W |
| C7          | 574.03'  | 82.00'     | 61.97'       | S 45°59'50" W |
| C8          | 480.00'  | 57.05'     | 57.02'       | S 45°59'50" W |
| C9          | 25.00'   | 21.58'     | 20.92'       | S 17°42'54" W |
| C10         | 75.00'   | 71.70'     | 69.00'       | S 20°22'25" W |
| C11         | 75.00'   | 110.85'    | 101.03'      | N 89°53'50" W |
| C12         | 75.00'   | 89.03'     | 83.89'       | N 13°32'58" W |
| C13         | 75.00'   | 7.38'      | 7.38'        | N 23°16'07" E |
| C14         | 25.00'   | 9.80'      | 9.74'        | N 14°51'01" E |
| C15         | 25.00'   | 9.50'      | 9.45'        | N 07°16'05" W |
| C16         | 125.00'  | 21.10'     | 21.08'       | S 13°19'19" E |
| C17         | 125.00'  | 15.88'     | 15.87'       | S 04°50'11" E |
| C26         | 100.00'  | 71.61'     | 70.09'       | N 21°43'26" W |
| C27         | 25.00'   | 37.52'     | 34.10'       | S 44°12'14" E |
| C28         | 50.00'   | 75.01'     | 68.17'       | N 44°13'16" W |
| C30         | 75.00'   | 32.16'     | 31.91'       | N 67°15'08" W |
| C31         | 75.00'   | 10.03'     | 10.02'       | N 83°22'03" W |
| C32         | 25.00'   | 39.27'     | 35.36'       | N 47°48'05" E |
| C33         | 25.00'   | 39.27'     | 35.36'       | N 42°11'55" W |
| C38         | 75.00'   | 13.96'     | 13.94'       | N 49°38'12" W |
| C43         | 25.00'   | 39.27'     | 35.36'       | S 47°48'05" W |
| C44         | 50.00'   | 75.01'     | 70.71'       | S 47°48'05" W |
| C46         | 75.00'   | 25.23'     | 25.11'       | N 34°40'03" W |
| C47         | 75.00'   | 31.18'     | 30.96'       | N 13°07'09" W |
| C51         | 540.00'  | 15.13'     | 15.13'       | S 43°14'49" W |

| Line Table |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L30        | N 38°31'42" E | 48.03'   |
| L31        | N 31°25'27" E | 26.51'   |
| L32        | N 38°24'45" E | 42.01'   |
| L33        | N 37°39'05" E | 63.06'   |
| L34        | N 27°27'35" E | 66.06'   |
| L35        | N 39°08'28" E | 9.40'    |
| L36        | N 10°46'59" E | 42.06'   |
| L37        | N 31°23'25" E | 28.69'   |
| L38        | N 03°00'18" E | 44.49'   |
| L39A       | N 86°33'00" E | 15.09'   |
| L39B       | N 86°33'00" E | 49.92'   |
| L40        | S 44°52'24" E | 37.71'   |
| L41        | S 82°37'27" E | 48.45'   |
| L42        | S 18°17'02" E | 40.40'   |
| L43        | S 14°57'26" E | 35.57'   |
| L44        | S 12°12'22" W | 65.83'   |
| L45        | S 00°37'10" E | 52.59'   |
| L46        | S 12°35'16" W | 37.91'   |
| L47        | S 01°12'33" E | 4.17'    |
| L51        | S 02°48'05" W | 5.00'    |
| L52        | S 02°48'05" W | 5.00'    |

| SOUTHERN BELL EASEMENT CURVE TABLE |          |            |              |               |             |
|------------------------------------|----------|------------|--------------|---------------|-------------|
| CURVE                              | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C54                                | 1940.43' | 13.47'     | 13.47'       | S 31°22'04" E | 0°23'52"    |
| C55                                | 1940.43' | 20.00'     | 20.00'       | S 31°51'44" E | 0°35'26"    |

| GULF POWER UNDERGROUND EASEMENT CURVE TABLE |          |            |              |               |             |
|---------------------------------------------|----------|------------|--------------|---------------|-------------|
| CURVE                                       | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C56                                         | 1940.43' | 10.83'     | 10.83'       | S 31°19'44" E | 0°19'11"    |
| C57                                         | 1940.43' | 11.33'     | 11.33'       | S 31°39'21" E | 0°20'04"    |

| SOUTHERN BELL EASEMENT LINE TABLE |               |          |
|-----------------------------------|---------------|----------|
| LINE                              | BEARING       | DISTANCE |
| E2                                | S 58°04'14" W | 20.12'   |
| E3                                | N 31°55'48" W | 20.00'   |
| E4                                | N 58°04'14" E | 20.14'   |

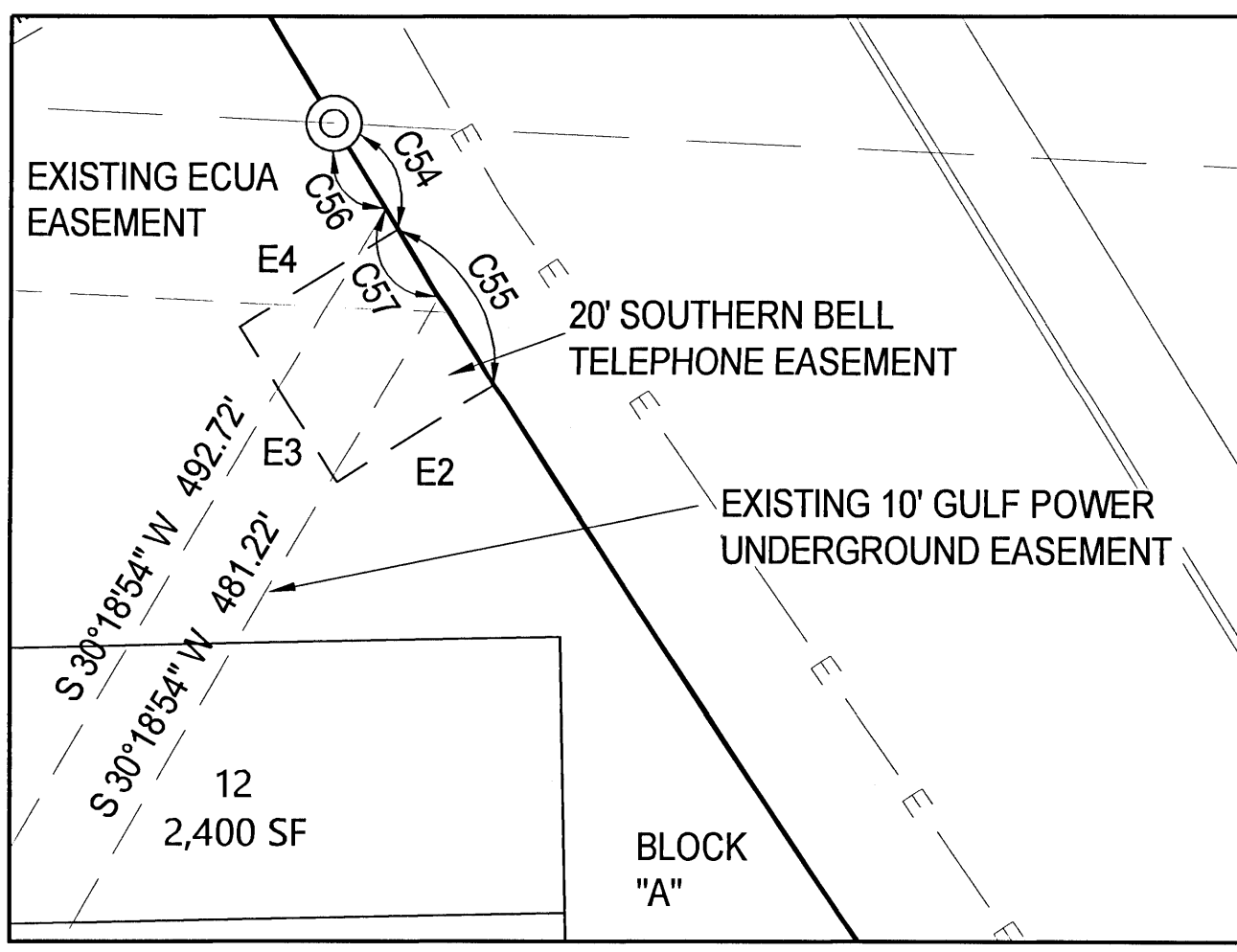


EXHIBIT "B"  
SCALE: 1"=20'

**LEGEND**

- - 4" X 4" CONCRETE MONUMENT SET, STAMPED "P.R.M. LB 8349"
- - CAPPED 1/2" REBAR SET, STAMPED "P.R.M. LB 8349"
- - CAPPED 1/2" REBAR SET, STAMPED "MULLINS LB 8349"
- ⊙ - CAPPED 5/8" REBAR FOUND (RUBEN)
- ⊕ - CAPPED 5/8" REBAR FOUND (MPSES)
- ▲ - PK NAIL AND WASHER SET, STAMPED "P.C.P. LB 8349"

P.R.M. - PERMANENT REFERENCE MONUMENT  
P.C.P. - PERMANENT CONTROL POINT  
CB - CHORD BEARING  
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Property Owner: Heron's Landing Development LLC  
1843 Commerce Blvd.  
Midway, FL 32343

Developer: Heron's Landing Development LLC  
1843 Commerce Blvd.  
Midway, FL 32343

Surveyor: Mullins, LLC  
801 W. Romana St. Suite A  
Pensacola, FL 32502  
(251) 263-3513 - kevin@mullinsllc.net  
J. Kevin Gardner, PLS - FL License # 7258

Engineer: Mullins, LLC  
801 W. Romana St. Suite A  
Pensacola, FL 32502  
(256) 975-0653 - eric@mullinsllc.net  
Eric Lane, P.E. - FL License # 66920

**MULLINS, LLC**  
801 W. Romana Street, Suite A  
Pensacola, FL 32502  
(850) 462-8412

**PRE PLAT**

Job No: 21-112P  
Date: 11/24/2021  
Drawn By: RTA  
Checked By: JKG

**SHEET NUMBER**

4 of 7

**REVISIONS**

| NO. | DATE     | DESCRIPTION |
|-----|----------|-------------|
| 1   | 12-02-21 | REVISIONS   |
| 2   | 12-02-21 | REVISIONS   |
| 3   | 12-02-21 | REVISIONS   |
| 4   | 12-02-21 | REVISIONS   |
| 5   | 12-02-21 | REVISIONS   |
| 6   | 12-02-21 | REVISIONS   |
| 7   | 12-02-21 | REVISIONS   |
| 8   | 12-02-21 | REVISIONS   |
| 9   | 12-02-21 | REVISIONS   |
| 10  | 12-02-21 | REVISIONS   |
| 11  | 12-02-21 | REVISIONS   |
| 12  | 12-02-21 | REVISIONS   |
| 13  | 12-02-21 | REVISIONS   |
| 14  | 12-02-21 | REVISIONS   |
| 15  | 12-02-21 | REVISIONS   |
| 16  | 12-02-21 | REVISIONS   |
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| 19  | 12-02-21 | REVISIONS   |
| 20  | 12-02-21 | REVISIONS   |
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| 98  | 12-02-21 | REVISIONS   |
| 99  | 12-02-21 | REVISIONS   |
| 100 | 12-02-21 | REVISIONS   |



**EROSION & SEDIMENT CONTROL LEGEND:**

— — — (SB) SILT FENCE

|  | REVISIONS                                      | REVISIONS                                      | REVISIONS                                  |
|--|------------------------------------------------|------------------------------------------------|--------------------------------------------|
|  | REVISED COMMENTS FROM STAFF - 03.19.21         | REVISED COMMENTS FROM BILL SMITH - 06.29.21    | REVISED MARK-UP FROM BILL SMITH - 12.02.21 |
|  | REVISED COMMENTS FROM BILL SMITH - 03.18.21    | REVISED COMMENTS FROM ROZA SESTINOV - 05.27.21 |                                            |
|  | REVISED COMMENTS FROM BRAD BAILE - 05.19.21    | REVISED COMMENTS FROM BILL SMITH - 10.14.21    |                                            |
|  | REVISED COMMENTS FROM ROZA SESTINOV - 05.27.21 | REVISED COMMENTS FROM ROZA SESTINOV - 11.09.21 |                                            |
|  | REVISED COMMENTS FROM BILL SMITH - 06.10.21    | REVISED COMMENTS FROM ROZA SESTINOV - 12.01.21 |                                            |

All documents, including Drawings and Bid Specifications, prepared or furnished by Firms listed on face, are instruments of service in respect of the Client and Firms listed on face, shall retain an ownership and property interest therein and shall not be assigned, sold, transferred, or otherwise disposed of without the written consent of the Client. If the Project is completed, such documents are not intended to be represented as suitable for reuse by the Client or others on extensions of the Project or on any other project. Any reuse without written verification by Firms listed on face will entitle Firms listed on face to further compensation at rates to be agreed upon by Firms listed on face and the Client.

**MULLINS, LLC**  
801 W. Romana Street, Suite A  
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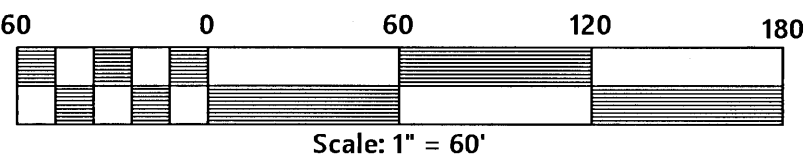
Preliminary Plat  
Heron's Landing  
Townhomes  
Escambia County, Florida  
PREPARED FOR: Heron's Landing LLC

## LOT GRADING PLAN

Job No. 20-123P  
Date: 11/24/2021  
Drawn By: RTA  
Checked By: JKG

SHEET NUMBER

5 of 7





142 LOTS, ZONING: HDMU - HC/L1 , FUTURE LAND USE: MU-U  
DECEMBER 2021





PRELIMINARY PLAT  
HERON'S LANDING  
TOWNHOMES  
BEING A PORTION OF  
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST  
ESCAMBIA COUNTY, FLORIDA  
142 LOTS, ZONING: HDMU - HC/L1 , FUTURE LAND USE: MU-U  
DECEMBER 2021

Property Owner: Heron's Landing Development LLC  
1843 Commerce Blvd.  
Midway, FL 32343

Developer: Heron's Landing Development LLC  
1843 Commerce Blvd.  
Midway, FL 32343

Surveyor: Mullins, LLC  
801 W. Romana St. Suite A  
Pensacola, FL 32502  
(251) 263-3513 - kevin@mullinsllc.net  
J. Kevin Gardner, PLS - FL License # 7258

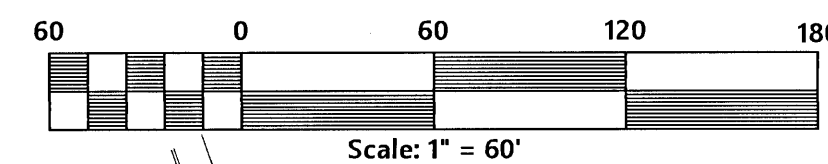
Engineer: Mullins, LLC  
801 W. Romana St. Suite A  
Pensacola, FL 32502  
(256) 975-0653 - eric@mullinsllc.net  
Eric Lane, P.E. - FL License # 86920

| WETLAND BUFFER LINE TABLE |                |          |
|---------------------------|----------------|----------|
| LINE                      | BEARING        | DISTANCE |
| L1                        | S 87°11'55" E  | 17.65    |
| L2                        | N 87°11'55" W  | 29.73    |
| L3                        | S 51°53'34" W  | 22.57    |
| L4                        | N 82°56'07" E  | 45.74    |
| L5                        | S 88°45'24" W  | 38.04    |
| L6                        | S 71°54'29" W  | 44.36    |
| L7                        | S 27°51'33" W  | 40.82    |
| L8                        | S 02°52'18" E  | 32.32    |
| L9                        | S 20°52'23" E  | 47.80    |
| L10                       | N 31°25'00" W  | 32.85    |
| L11                       | N 46°00'25" W  | 28.19    |
| L12                       | N 38°53'38" W  | 16.32    |
| L13                       | N 02°10'49" E  | 17.88    |
| L14                       | S 85°02'22" E  | 85.62    |
| L15                       | N 51°00'00" W  | 51.35    |
| L16                       | N 57°09'44" W  | 28.19    |
| L17                       | N 49°20'11" W  | 80.22    |
| L18                       | N 59°53'38" W  | 28.77    |
| L19                       | N 48°57'12" W  | 55.09    |
| L20                       | N 80°30'19" W  | 34.92    |
| L21                       | N 78°24'52" W  | 35.32    |
| L22                       | S 78°24'52" E  | 10.89    |
| L23                       | S 68°46'28" E  | 51.25    |
| L24                       | N 51°16'44" W  | 22.99    |
| L25                       | N 65°17'25" W  | 40.74    |
| L26                       | N 54°48'19" W  | 33.41    |
| L27                       | N 34°35'12" W  | 32.28    |
| L28                       | N 50°31'09" W  | 26.05    |
| L29                       | S 72°36'41" W  | 22.15    |
| L30                       | N 38°51'42" E  | 48.03    |
| L31                       | N 31°25'27" E  | 28.51    |
| L32                       | S 38°54'40" W  | 42.01    |
| L33                       | S 37°58'05" W  | 63.06    |
| L34                       | N 27°27'35" E  | 36.06    |
| L35                       | S 38°52'28" W  | 18.40    |
| L36                       | N 10°48'59" E  | 42.06    |
| L37                       | N 31°23'25" E  | 28.69    |
| L38                       | N 03°50'16" E  | 44.46    |
| L39A                      | S 88°33'00" W  | 15.09    |
| L39B                      | S 88°33'00" W  | 48.82    |
| L40                       | N 44°55'24" W  | 37.71    |
| L41                       | N 82°37'27" W  | 48.46    |
| L42                       | N 18°17'02" W  | 40.40    |
| L43                       | N 14°57'25" E  | 35.57    |
| L44                       | S 12°12'23" E  | 55.83    |
| L45                       | N 00°57'10" W  | 52.59    |
| L46                       | N 12°35'16" E  | 37.91    |
| L47                       | N 38°19'13" E  | 151.72   |
| L48                       | N 80°38'24" E  | 121.75   |
| L49                       | N 36°17'28" E  | 85.21    |
| L50                       | N 78°54'44" E  | 45.80    |
| L51                       | N 21°52'13" E  | 78.11    |
| L52                       | N 10°32'21" E  | 55.55    |
| L53                       | S 10°32'21" E  | 55.55    |
| L54                       | N 72°18'33" W  | 48.37    |
| L55                       | N 43°08'11" W  | 40.81    |
| L56                       | S 83°28'08" E  | 17.77    |
| L57                       | N 74°24'52" E  | 33.82    |
| L58                       | S 72°09'17" W  | 55.57    |
| L59                       | S 82°24'13" W  | 48.24    |
| L60                       | S 138°13'50" W | 41.29    |
| L61                       | N 06°15'31" W  | 15.54    |
| L62                       | N 18°44'29" E  | 42.85    |
| L63                       | N 51°33'34" E  | 8.12     |

CALCULATED AREA WETLAND 25' BUFFER  
70,188.00SF / 1.61AC

CALCULATED AREA WETLAND PROPOSED BUFFER:  
50': 42,891.31SF / 0.98AC  
15': 29,279.00SF / 0.67AC  
TOTAL: 72,170.31SF / 1.65AC

+1,982.31SF / +0.04AC



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**MULLINS, LLC**  
801 W. Romana Street, Suite A  
Pensacola, FL 32502  
(251) 263-3513  
(850) 462-8412

Preliminary Plat  
Heron's Landing  
Townhomes  
Escambia County, Florida  
PREPARED FOR: Heron's Landing LLC

Job No. 21-112P  
Date: 11/24/2021  
Drawn By: RTA  
Checked By: JKG

SHEET NUMBER

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